

**State Budget and Control Board, Office of State Budget - Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**October 12, 2004 through November 12, 2004**

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**Forwarded to JBRC 11/23/04**

<u>Item 1.</u>	<u>Agency:</u> H09 The Citadel	<u>Project:</u> 9586, Stoney Field Land Acquisition	CHE Approval Date: 11/01/04
			Committee Review Date: *
	<u>Action</u> <u>Proposed:</u> Establish Project.		B&C Board Approval Date: *
	Total budget..... \$10,000.00		<u>Budget After Action Proposed</u>
	[9] Other, Athletic Facility Fee..... \$10,000.00		
	<u>Purpose:</u> To cover the cost of an appraisal, environmental study and other investigative studies required to adequately evaluate property. The Citadel is considering acquiring approximately 17.1 acres of land which will be the site of a new football stadium. The property is owned by the City of Charleston and is expected to be transferred to The Citadel at no cost. The new stadium will be occasionally used by political subdivisions in the area but The Citadel expects to retain ownership. The total projected cost of the new stadium is \$47 million.		
	<u>Ref:</u> Supporting document pages 1-3.		
		<u>Source</u>	<u>Amount</u>
		Other	10,000.00
		Total Funds	10,000.00
<u>Item 2.</u>	<u>Agency:</u> H09 The Citadel	<u>Project:</u> 9590, Law Barracks Replacement	CHE Approval Date: 11/04/04
			Committee Review Date: *
	<u>Action</u> <u>Proposed:</u> Increase budget from \$18,000,000.00 to \$23,000,000.00		B&C Board Approval Date: *
	(Add \$5,000,000.00 [3] Revenue Bonds)		<u>Budget After Action Proposed</u>
	<u>Purpose:</u> To provide sufficient funding based on current design estimates to demolish the existing Law Barracks and construct and furnish a replacement barracks on the same site at The Citadel. The new facility will be approximately 87,720 square feet and include 16 more cadet rooms than the existing barracks. The Citadel originally estimated the cost of the new barracks to be \$21.9 million, but adjusted the estimate downward after positive market conditions and costs were realized in the recent construction of Padgett-Thomas Barracks. Steel and concrete prices have increased significantly, causing an increase in the design estimate. The maximum projected cost of this project is \$23 million.		
	<u>Ref:</u> Supporting document pages 4-6.		
		<u>Source</u>	<u>Amount</u>
		Revenue Bonds	17,400,000.00
		Other	5,600,000.00
		Total Funds	23,000,000.00

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<u>Item</u> 3.	<u>Agency:</u> H12 Clemson University	<u>Project:</u> 9840, Lee Hall – Room 111 Renovations	CHE Approval Date: 10/22/04
			Committee Review Date: *
			B&C Board Approval Date: *
	<u>Action</u> <u>Proposed:</u> Establish Project.		
	Total budget..... \$570,000.00		
	[9] Other, Maintenance, Renovation & Repair ..... \$120,000.00		
	[9] Other, Operating Revenue..... \$450,000.00		
	<u>Purpose:</u> To completely renovate the 4,000 square foot, 200-seat auditorium in Lee Hall, which houses the School of Architecture at Clemson. The renovation will provide new interior finishes, new seating, and new mechanical, lighting and sound systems. The auditorium has not had a major renovation since 1975. The total projected cost of this project is \$570,000.		
	<u>Ref:</u> Supporting document pages 7-9.		
		<u>Budget After Action Proposed</u>	
		<u>Source</u>	<u>Amount</u>
		Other	570,000.00
		Total Funds	570,000.00
<u>Item</u> 4.	<u>Agency:</u> H59 Tech & Comp Education	<u>Project:</u> 9901, Midlands – Beltline Campus Breezeway Renovation/Expansion	CHE Approval Date: 11/01/04
			Committee Review Date: *
			B&C Board Approval Date: *
	<u>Action</u> <u>Proposed:</u> Establish Project.		
	Total budget..... \$1,123,000.00		
	[9] Other, County ..... \$ 623,000.00		
	[9] Other, College ..... \$ 500,000.00		
	<u>Purpose:</u> To renovate and expand the existing breezeway system by 800 linear feet at the Beltline Campus of Midlands Tech to provide 3,200 linear feet of breezeway. The new construction will cover the remainder of pedestrian traffic ways not currently covered and will provide for expanding the technology infrastructure through conduits for technology cabling. The breezeway expansion is needed to provide protection from weather for pedestrians and for technology cabling currently located underground. Portions of the breezeway are 30 years old and have exceeded their expected life. The total projected cost of this project is \$1,123,000.		
	<u>Ref:</u> Supporting document pages 10-12.		
		<u>Budget After Action Proposed</u>	
		<u>Source</u>	<u>Amount</u>
		Other	1,123,000.00
		Total Funds	1,123,000.00

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<u>Item 5.</u>	<u>Agency:</u> H59 Tech & Comp Education	<u>Project:</u> 9902, Lowcountry – Jasper County Land Purchase	CHE Approval Date: 11/01/04
			Committee Review Date: *
	<u>Action</u> <u>Proposed:</u> Establish Project.		B&C Board Approval Date: *
	Total budget..... \$25,000.00	<u>Budget After Action Proposed</u>	
	[9] Other, Local ..... \$25,000.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To cover the cost of an appraisal, environmental study and other investigative studies required to adequately evaluate property. The Technical College of the Lowcountry is considering the purchase of approximately 15.8 acres of land in Jasper County contiguous to the site that Beaufort County is purchasing for the College in that county. The land is needed to establish a campus site to serve students in southern Beaufort and Jasper Counties. The total projected cost of this project is \$350,000.	Other	25,000.00
	<u>Ref:</u> Supporting document pages 13-15.	Total Funds	25,000.00
<u>Item 6.</u>	<u>Agency:</u> P24 Dept of Natural Resources	<u>Project:</u> 9868, Oconee-Walhalla Hatchery Fish Waste Removal Construction	CHE Approval Date: Not req'd
			Committee Review Date: *
	<u>Action</u> <u>Proposed:</u> Increase budget from \$450,000.00 to \$700,806.00		B&C Board Approval Date: *
	(Add \$188,104.00 [7] Federal) (Add \$ 62,702.00 [9] Other, License Revenue)	<u>Budget After Action Proposed</u>	
	<u>Purpose:</u> To provide sufficient funding, based on current construction estimates, to construct two concrete fish waste settling basins and renovate existing concrete raceways at the Walhalla Fish Hatchery in Oconee County. The work is needed to remain in compliance with EPA permitting and to meet proposed aquaculture regulations on discharges into public water. The total projected cost of this project is \$700,806.	<u>Source</u>	<u>Amount</u>
		Federal	525,604.00
		Other	175,202.00
	<u>Ref:</u> Supporting document pages 16-18.	Total Funds	700,806.00
<u>Item 7.</u>	<u>Agency:</u> P24 Dept of Natural Resources	<u>Project:</u> 9874, Beaufort – Altamaha Acquisition	CHE Approval Date: Not req'd
			Committee Review Date: *
	<u>Action</u> <u>Proposed:</u> Establish Project.		B&C Board Approval Date: *
	Total budget..... \$20,000.00	<u>Budget After Action Proposed</u>	
	[9] Other, Heritage Land Trust Fund ..... \$20,000.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To cover the cost of an appraisal, environmental study and other investigative studies required to adequately evaluate property. The Department of Natural Resources is considering the purchase of a 10% undivided interest in 100 acres in Beaufort County to be dedicated as a Heritage Preserve. This site was the chief town of the Yamasse Indians from 1690-1715. The total projected cost of this project is \$300,000.	Other	20,000.00
	<u>Ref:</u> Supporting document pages 19-21.	Total Funds	20,000.00

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<u>Item</u> 8.	<u>Agency:</u> P24 Dept of Natural Resources	<u>Project:</u> 9875, Berkeley – Bonneau Ferry Acquisition – Phase III	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	Not req'd * *
	<u>Action</u> <u>Proposed:</u> Establish Project.			
	Total budget..... \$20,000.00 [9] Other, Santee Cooper ..... \$20,000.00		<u>Budget After Action Proposed</u>	
	<u>Purpose:</u> To cover the cost of an appraisal, environmental study and other investigative studies required to adequately evaluate property. The Department of Natural Resources is considering the purchase of approximately 3,385 acres on the Cooper River in Berkeley County to protect wetland habitats. This is Phase III of a three-phase acquisition. The total projected cost of this phase is \$15,630,253.		<u>Source</u>	<u>Amount</u>
			Other	20,000.00
	<u>Ref:</u> Supporting document pages 22-24.		Total Funds	20,000.00
<u>Item</u> 9.	<u>Agency:</u> P24 Dept of Natural Resources	<u>Project:</u> 9876, Colleton, Hampton & Jasper – Palachucola and Donnelley WMA Property Transfers	CHE Approval Date: Committee Review Date: B&C Board Approval Date:	Not req'd * *
	<u>Action</u> <u>Proposed:</u> Establish Project.			
	Total budget..... \$50,000.00 [9] Other, Timber Revenue ..... \$50,000.00		<u>Budget After Action Proposed</u>	
	<u>Purpose:</u> To cover the costs for investigative studies required to adequately evaluate property. The Department of Natural Resources will receive title from the US Army Corps of Engineers to two Wildlife Management Areas (WMA) for fish and wildlife mitigation. The Palachucola WMA comprises 6,757 acres located in Hampton and Jasper Counties. The Donnelley WMA comprises 3,408 acres located in Colleton County. As part of the Corps' mitigation responsibility and as required by the federal Water Resources Act of 2000, the Corps will transfer title to the properties to DNR for protection of these habitats in perpetuity. The Corps will also transfer \$4,850,000 to DNR for management and maintenance of the properties. The total projected cost of this project is \$50,000.		<u>Source</u>	<u>Amount</u>
			Other	50,000.00
	<u>Ref:</u> Supporting document pages 25-27.		Total Funds	50,000.00

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**LAND ACQUISITIONS**

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Item 10.	<u>Agency:</u> F03 Budget & Control Board	<u>Project:</u> 9786, 1731 Bush River Road Acquisition	CHE Approval Date:	Not req'd
	<u>Action</u>		Committee Review Date:	*
	<u>Proposed:</u> Establish Project.		B&C Board Approval Date:	*
	Total budget.....	\$1,530,000.00	<u>Budget After Action Proposed</u>	
	[9] Other, Ordinary Sinking Fund.....	\$1,530,000.00	<u>Source</u>	<u>Amount</u>
	<u>Purpose:</u> To purchase approximately 3.948 acres of land with a 45,476 square foot building at 1731 Bush River Road for the State Law Enforcement Division. With additional responsibility for Homeland Security, SLED is in need of additional space for its Intelligence Fusion Center and Homeland Security Grant Programs. In addition, SLED's Headquarters and Forensics Buildings are very overcrowded and in need of more space. The facility to be acquired is a former BellSouth building that is close to SLED headquarters, was built to withstand natural disasters, is equipped with an emergency generator, and offers perimeter fencing for enhanced security and cutting edge facilities and infrastructure for information sharing and gathering. The property has been appraised for \$2,775,000 and the seller has agreed to sell for \$1.5 million. The Office of State Budget has reviewed the appraisal and environmental study and approves their use in granting this request. SLED's financing plan is to ask for Budget and Control Board approval to fund the project initially from the State Ordinary Sinking Fund, with the understanding that the Sinking Fund will be repaid from revenue bonds as soon as the Board can arrange and approve revenue bond financing. Debt service on the revenue bonds will be paid from lease revenues received from SLED. The total projected cost of this project is \$1,530,000.		Other	1,530,000.00
	<u>Ref:</u> Supporting document pages 28-36.		Total Funds	1,530,000.00
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Item 11.	<u>Agency:</u> H15 College of Charleston	<u>Project:</u> 9610, Jewish Studies Center Purchase	CHE Approval Date:	10/07/04
	<u>Action</u>		Committee Review Date:	*
	<u>Proposed:</u> Increase budget from \$5,000.00 to \$2,250,000.00		B&C Board Approval Date:	*
	(Add \$2,245,000.00 [9] Other, Tuition)		<u>Budget After Action Proposed</u>	
	<u>Purpose:</u> To purchase the approximately .103 acre, 11,000 square foot, three-story Jewish Studies Center building located on the College of Charleston's campus. The College currently occupies one floor of the building for its College of Jewish Studies rent free, in exchange for paying maintenance and operations on the facility, and leases two floors for faculty offices for the School of Humanities and Social Sciences. The property has been appraised for \$3,650,000 and the seller has agreed to sell for the amount of outstanding debt on the facility at closing, estimated to be approximately \$2,162,767. The deed will be subject to restrictive covenants which will run with the title to the property. The Office of State Budget has reviewed the appraisal and environmental study and approves their use in granting this request. The total projected cost of this project is \$2,250,000.		<u>Source</u>	<u>Amount</u>
	<u>Ref:</u> Supporting document pages 37-49.		Other	2,250,000.00
			Total Funds	2,250,000.00

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**LAND ACQUISITIONS**

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Item 12.     Agency:   P24   Dept of Natural Resources                      Project:     9861, Lexington – Peachtree Rock Acquisition

CHE Approval Date:	Not req'd
Committee Review Date:	*
B&C Board Approval Date:	*

Action  
Proposed: Increase budget from \$20,000.00 to \$269,000.00

(Add \$249,000.00 [9] Other, Heritage Land Trust Fund)

Budget After Action Proposed

**Purpose:** To purchase approximately 155 acres of land in Lexington County to establish a heritage preserve to protect the state's significant natural and cultural resources and provide recreation, education and research opportunities. The land adjoins the Peachtree Rock Preserve owned by the Nature Conservancy that will donate a conservation easement on the existing preserve and both tracts will be dedicated as a heritage preserve. The property has been appraised for \$270,000 and the seller has agreed to sell for \$255,750. The Office of State Budget has reviewed the appraisal and environmental study and approves their use in granting this request. The total projected cost of this project is \$269,000.

<u>Source</u>	<u>Amount</u>
Other	269,000.00

Ref: Supporting document pages 50-56.

Total Funds	269,000.00
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